

# PHASE I ENVIRONMENTAL SITE ASSESSMENT



HARVEST AVENUE SITE

4712 HARVEST AVENUE  
SAVANNAH, GEORGIA 31405

ECS PROJECT NO. 491:1488

FOR: HOMEINC LLC

AUGUST 20, 2025





**ECS Southeast, LLC**

Geotechnical • Construction Materials • Environmental • Facilities

August 20, 2025

Ms. Paula Coutinho  
Homeinc LLC  
1830 West Broward Boulevard  
Fort Lauderdale, Florida 33312

ECS Project No. 491:1488

Reference: Phase I Environmental Site Assessment Report, Harvest Avenue Site, 4712 Harvest Avenue, Savannah, Chatham County, Georgia 31405

Dear Ms. Coutinho:

ECS Southeast, LLC (ECS) is pleased to provide Homeinc LLC with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS's services were provided in general accordance with ECS Proposal No. 491:1928P authorized on August 5, 2025 and generally meet the requirements of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and in accordance with EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Sincerely,

ECS Southeast, LLC

A handwritten signature in blue ink that reads 'Megan Pittman'.

Megan Pittman, EIT  
Environmental Project Manager  
mpittman@ecslimited.com  
912-966-2527

A handwritten signature in blue ink that reads 'Lori Parker'.

Lori Parker, CEM, CPESC  
Environmental Principal  
lparker@ecslimited.com  
615-885-4983

**5574 Export Boulevard, Savannah, Georgia 31408 • T:912-966-2527**

ECS Florida, LLC • ECS Mid-Atlantic LLC • ECS Midwest, LLC • ECS Pacific, Inc. • ECS Southeast, LLC • ECS Southwest, LLP  
ECS New York Engineering, PLLC - An Associate of ECS Group of Companies • ecslimited.com

**"ONE FIRM. ONE MISSION."**

**Report Summary**

Harvest Avenue Site  
4712 Harvest Avenue  
Savannah, Georgia 31405

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
<u>3.0</u>	User Provided Information	✓					
<u>4.1</u>	Federal ASTM Databases	✓					
<u>4.2</u>	State ASTM Databases	✓					
<u>4.3</u>	Additional Environmental Record Sources	✓					
<u>5.0</u>	Historical Use Information	✓					
<u>6.0</u>	Site and Area Reconnaissance	✓					
<u>7.0</u>	Additional Services	✓					
<u>8.0</u>	Interviews	✓					

**ENVIRONMENTAL PROFESSIONAL STATEMENT**

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Megan Pittman, EIT  
Environmental Project Manager  
August 20, 2025



Lori Parker, CEM, CPESC  
Environmental Principal  
August 20, 2025

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## EXECUTIVE SUMMARY

ECS Southeast, LLC (ECS) was contracted by Homeinc LLC to perform an ASTM International (ASTM) E1527-21, Phase I Environmental Site Assessment (ESA) of the Harvest Avenue Site (i.e., subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

### Subject Property Location Information

<b>Subject Property/Project Name</b>	Harvest Avenue Site
<b>Address</b>	4712 Harvest Avenue, Savannah, Chatham County, Georgia 31405
<b>Parcel Number</b>	20642 01029
<b>Site Area</b>	6.13 acres
<b>Current Development(s) &amp; Use</b>	Undeveloped, wooded and naturally vegetated land with an overgrown retention pond
<b>Historical Use</b>	The subject property was agricultural land from at least 1918 through 1942. By 1951, a structure was noted on the northern property boundary and the subject property appeared primarily grass land. From at least 1968 through 1981, the property appeared to be a man-made retention pond. By at least 1988, the lot was filled in and became primarily grass land with wooded property boundary, consistent with the present. A park feature was noted on the south/southwestern section of the property in 2010. By 2019, a small man-made pond feature was present on the eastern section of the subject property and a presumed lean-to storage structure was observed in the southwestern section of the subject property.
<b>Adjacent Area Uses</b>	North: Harvest Avenue and residential properties
	East: Wooded land followed by residential properties
	South: Wooded land followed by a logistics facility and commercial office buildings
	West: St. John Baptist Church and residential properties

ECS performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Harvest Avenue Site located at 4712 Harvest Avenue, in Savannah, Chatham County, Georgia. Exceptions to, or deletions from, this practice are described in Section 1.6 of this report.

As documented and qualified in this report, this assessment has revealed the following:

<b>Recognized Environmental Condition (REC)</b>	ECS did not identify evidence of RECs in connection with the subject property.
<b>Controlled Recognized Environmental Conditions (CREC)</b>	ECS did not identify evidence of CRECs in connection with the subject property.
<b>Historical Recognized Environmental Conditions (HREC)</b>	ECS did not identify evidence of HRECs in connection with the subject property.
<b>Significant Data Gaps</b>	ECS did not identify significant data gaps during the preparation of this Phase I ESA.
<b>Business Environmental Risk (BER)</b>	ECS did not identify evidence of BERs in connection with the subject property.

It is the opinion of ECS Southeast, LLC that additional environmental assessment of the subject property is not warranted to further assess the property's environmental condition.

**Table of Critical Dates**

Item	Date
Report Issuance Date & Declaration by Environmental Professional	August 20, 2025
Date of Interview with Past and Present Owners and Occupants	August 11, 2025
Date of Recorded Environmental Cleanup Lien/AUL Search	Not provided to or obtained by ECS
Date of Government Record Review Report	August 6, 2025
Date of Visual Inspection of Subject and Adjoining Properties	August 7, 2025
Earliest Date of Interviews, Record Reviews, and Inspections	August 6, 2025
<b>Report Viability Date</b>	February 2, 2026

According to ASTM E1527-21: "...an environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report." The 180-day viability period begins with the date of the earliest referenced resource noted above.

ECS was not contracted to obtain an *environmental liens* or *activity use limitations* report, nor have we been provided with transaction related title insurance documentation to identify *environmental liens* or *activity use limitations*. Therefore, ECS presumes that a review of *environmental liens* or *activity use limitations* will be conducted by the User independently of this Phase I ESA as required for the User to qualify for innocent landowner, contiguous property owner, or bona fide prospective purchaser liability defenses under CERCLA and 40 C.F.R. 312.20/312.25. It is important to note that a review of land title records and judicial records for *environmental liens* and *activity use limitations* is not part of a standard scope of an ASTM E1527 Phase I ESA and the validity of this Phase I ESA is not dependent upon receipt of of land title records for *environmental liens* and *activity use limitations*.

## 1.0 INTRODUCTION

ECS was contracted by Homeinc LLC to perform an ASTM E1527-21, Phase I ESA of the Harvest Avenue Site located at 4712 Harvest Avenue in Savannah, Chatham County, Georgia (i.e., subject property). A Site Location Map is provided in [Appendix I](#).

### 1.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- identify the presence or likely presence of hazardous substances and/or petroleum in, on, or at the subject property due to a release (defined by 42 United States Code (USC) 9601.22) and/or likely release; or under conditions that pose a material threat of a future release in accordance with ASTM E1527-21. (Note: presence or likely presence of hazardous substances or petroleum in, on, or at the subject property may originate from onsite or offsite sources);
- conduct all appropriate inquiries as defined by ASTM E1527-21 and 40 Code of Federal Regulations (CFR) Part 312; and,
- provide a professional opinion regarding recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs), as defined by ASTM E1527-21, in, on, or at the subject property.

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within the ASTM E1527-21 standard.

This ESA was requested by Homeinc LLC in anticipation of a pending real estate transaction. Therefore, ECS understands that the purpose of the ESA is to perform all appropriate inquiries into the uses and prior ownership of the subject property as required for CERCLA limited liability defenses in accordance with 40 CFR Part 312, and/or provide information for financial/business decisions related to the subject property.

### 1.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-21, which is in accordance with EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual who qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by Homeinc LLC to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of the Harvest Avenue Site located at 4712 Harvest Avenue in Savannah, Chatham County, Georgia. ECS was contracted to provide services in addition to the ASTM Standard scope of service in accordance with ECS Proposal Number 491:1928P. This additional information is presented in [Section 7.0](#) of this report.



### 1.3 Definitions

ASTM E1527-21 defines a "*recognized environmental condition (REC)*" as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." For the purposes of this definition, "likely" is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

ASTM E1527-21 defines a "*historical recognized environmental condition (HREC)*" as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition."

ASTM E1527-21 defines a "*controlled recognized environmental condition (CREC)*" as "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)."

ASTM E1527-21 defines a "*business environmental risk (BER)*" as "a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice." This assessment does not include ASTM Non-Scope items or identify business environmental risks unless specifically requested by the Client, and included in [Section 7.0](#) of this report.

ASTM E1527-21 defines a "*de minimis condition*" as "a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a *de minimis* condition is not a recognized environmental condition nor a controlled recognized environmental condition."

ASTM E1527-21 indicates that findings are "...those features, activities, uses, and conditions that, in the judgment of the environmental professional, may indicate the presence or likely presence of hazardous substances or petroleum products at the subject property. Some findings, but not necessarily all findings, may be indicative of the presence of recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, or *de minimis* conditions. All parts of the assessment work in concert, and all information identified during the assessment should be evaluated in an aggregated manner." Findings identified through this assessment are presented in [Section 9.1](#).

ASTM E1527-21 indicates that a hazardous substance is defined as "a hazardous substance pursuant to CERCLA 42 U.S.C. § 9601(14), as interpreted by EPA regulations and the courts: '(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. § 6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. § 6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).'"

#### 1.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. Non-scope considerations or additional conditions such as asbestos, radon, wetlands, or suspected microbial growth were not assessed unless otherwise described in Section 7.0 of this report.

Note: Although potential vapor migration was considered as part of this ASTM E1527-21 Phase I ESA, the Phase I ESA was not intended to fully meet the requirements of the Vapor Encroachment Screen per the ASTM E2600 guide, which is beyond the scope of an ASTM E1527-21 Phase I ESA.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the subject property; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the subject property. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

This report is provided for the exclusive use of Homeinc LLC. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. The use of this report is subject to the same terms, conditions and scope of work reflected in this report and the associated proposal.

### 1.5 Data Gaps

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition."

Use of the subject property was generally documented back to 1918. Historical use of the subject property prior to 1918 could not be discerned based on reasonably ascertainable records reviewed. The ASTM E1527-21 standard requires review of reasonably ascertainable historical resources to develop a history of previous uses of the subject property, adjoining properties, and surrounding area from 1940 or first developed use, at intervals not to exceed five years. Review of reasonably ascertainable historical sources for this assessment has identified gaps in the historical record that exceeded five years during which the use of the subject property could not be discerned, which is considered a data failure per ASTM E1527-21. However, based on historical undeveloped and presumed residential storage usage, this data failure would not be expected to alter the findings of this ESA, and is not considered to be a significant data gap.

Significant data gaps that would be expected to limit ECS's ability to identify RECs or render a professional opinion concerning the subject property were not identified during this assessment.

### 1.6 Limiting Conditions/Deviations

ASTM E1527-21 requires that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-21 standard, if any, including client-imposed constraints.

The following conditions that limited our ability to observe the subject property and/or identify RECs were encountered while conducting this Phase I ESA:

- Dense vegetation covered portions of the subject property and may have obscured environmentally significant features and direct observation of the ground surface.

The scope of this assessment was not intended to deviate from the ASTM E1527-21 Standard Practice unless otherwise noted within this report.

## 2.0 SUBJECT PROPERTY DESCRIPTION

A general description of the Subject Property is provided in the following Section. A Site Location Map is provided as **Figure 1**, a Topographic Map is provided as **Figure 2**, and a Site and Area Features Map is provided as **Figure 3** in [Appendix I](#).

### 2.1 Subject Property Location and Legal Description

<b>Property/Project Name</b>	Harvest Avenue Site
<b>Property Address</b>	4712 Harvest Avenue
<b>Property City, State</b>	Savannah, Georgia
<b>Property County</b>	Chatham County
<b>Number of Parcels</b>	One (1)
<b>Property ID Number</b>	20642 01029
<b>Property Size</b>	6.13 Acres
<b>Property Owner of Record</b>	4712 Harvest, LLC
<b>Property Legal Description</b>	See <a href="#">Appendix II</a>

### 2.2 Physical Setting and Hydrogeology

United States Geological Survey (USGS) Topographic Map	
<b>Quad Designation</b>	Garden City, GA 7.5-minute
<b>Date</b>	2020
Physical Settings	
<b>Geologic Province</b>	Atlantic Coastal Plain
<b>Average Subject Property Elevation (in feet or meters)</b>	Approximately 10-20 feet above mean sea level (msl)
<b>General Sloping Direction</b>	East
<b>Bodies of Water</b>	A small presumed man-made pond feature on the eastern section of the subject property
<b>Presumed Direction of Groundwater Flow</b>	East
<b>Presumed Hydrogeological Up-gradient Direction</b>	Southwest



<b>General Directions of Surface Flow</b>	East
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In general, shallow unconfined groundwater movement within the overlying soils is largely controlled by topographic gradients. Groundwater recharge occurs primarily by infiltration along higher elevations and typically discharges into streams or other surface water bodies. The elevation of the shallow water table is transient and can vary greatly with seasonal fluctuations in precipitation. Movement in this water table is generally from higher to lower elevations. The natural groundwater flow direction can also be affected by pumping from high capacity wells and permanent or temporary de-watering systems. As such, shallow groundwater would be expected to flow generally to the east following the topographic gradient. Actual site groundwater flow direction cannot be determined without site-specific groundwater information determined through the installation, surveying and gauging of groundwater monitoring wells.

### 2.3 Current Use and Description of the Site

The subject property consists of an approximately 6.13-acre parcel that is currently utilized as undeveloped, wooded and naturally vegetated land with an overgrown retention pond. The subject property is improved with a lean-to storage structure. The subject property is located in an area that can generally be described as residential.

### 3.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for recognized environmental conditions associated with the subject property. The ASTM E1527-21 User Questionnaire was submitted to and completed by Ms. Paula Coutinho, representing Homeinc LLC (User of the report). [Section 3.0](#) is based on the completed User Questionnaire. A copy of the completed User Questionnaire is included in [Appendix II](#).

#### 3.1 Title Information

ECS was not provided with title information by the User. If this information is provided following the issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

#### 3.2 Environmental Liens or Activity and Use Limitations

ECS was neither contracted to obtain information on environmental liens or activity and use limitations, nor have we been provided with information on environmental liens or activity and use limitations for our review. It should be noted by the User of this report that if the User does not obtain activity and use limitation information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under CERCLA.

The User stated they were not aware of any AULs associated with the subject property.

#### 3.3 Specialized Knowledge

The User indicated that they did not possess specialized knowledge of the subject property.

#### 3.4 Commonly Known or Reasonably Ascertainable Information

The User indicated that they were not aware of commonly known environmental concerns related to the subject property.

#### 3.5 Valuation Reduction for Environmental Issues

According to the User, the purchase price being paid for the subject property reasonably reflects its fair market value.

#### 3.6 Owner, Property Manager, and Occupant Information

Owner, manager, and occupant information was not provided by the User.

#### 3.7 Degree of Obviousness

The User stated that they were not aware of obvious indicators of a presence or likely presence of contamination at the subject property.

#### 4.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the subject property and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject property for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each record.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal SEMS/ CERCLIS	0.5	No	0
Federal SEMS Archive/CERCLIS NFRAP	0.5	No	0
Federal RCRA CORRACTS	1.0	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Property and Adjoining Properties	No	0
Federal IC/EC	Subject Property Only	No	N/A
Federal ERNS	Subject Property Only	No	N/A

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
State and Tribal Hazardous Waste Sites (Superfund Equivalent)	1.0	No	0
State and Tribal Hazardous Waste Facilities	0.5	No	1
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	0
State and Tribal Leaking Tanks	0.5	No	3 LUST
State and Tribal Registered UST and AST	Subject Property and Adjoining Properties	No	2 UST
State and Tribal IC/EC	Subject Property Only	No	N/A
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	0

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory database search was performed by Environmental Data Resources, Inc. (EDR), and their report is dated August 6, 2025. ECS did not modify the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by EDR. Additional information pertaining to database listings is provided within the EDR report in [Appendix III](#).

## 4.1 Federal ASTM Databases

### 4.1.1 Federal RCRIS - Generators

RCRIS identifies facilities that generate hazardous wastes as defined by the RCRA. Very small quantity generators (VSQG) (previously identified as conditionally exempt small quantity generators or CESQGs) generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month.

The subject property did not appear on the RCRA database.

No off-site properties within the minimum search distance of inquiry (adjoining properties) were reported by EDR as being on the Federal RCRIS Generators database. The database report did not identify listings on the RCRA Generators database within 0.25 miles of the subject property. Two additional off-site properties within 0.25 miles of the subject property were reported as being on the RCRA Non-Generator (Non-Gen)/No Longer Regulated (NLR) database, which lists facilities that do not currently generate hazardous wastes but were previously tracked as generators.

ECS has reviewed the listings reported by EDR on the RCRA Generators database. These off-site listings are reported more than 750 feet from the subject property. Based on the distance from the subject property, the off-site listings were not considered findings in this assessment.

## 4.2 State ASTM Databases

### 4.2.1 State Hazardous Waste Sites (SHWS) Inventory

State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not be already listed on the federal CERCLIS database.

The subject property did not appear on the SHWS database.

The database report identified one listing on the SHWS database within the designated search radius. ECS has reviewed the listing reported by EDR on the SHWS database. The off-site listing is reported more than 1,900 feet from the subject property. Based on the distance from the subject property, the off-site listing was not considered a finding in this assessment.

### 4.2.2 Leaking Underground Storage Tank (LUST) List

The LUST list is a record of reported leaking underground storage tank incidents. The LUST list may also identify properties that have had soil and/or groundwater contamination associated with documented releases from aboveground storage tanks (ASTs), surface spills, and other sources.

The subject property did not appear on the State LUST database.

The database report identified three listings on the State LUST database within the designated search radius. The following facility is discussed further below:

**A-1 Moving Systems, 1610 Staley Avenue.** This listing is located adjoining south of the subject property. This property is situated in a presumed up-gradient hydrogeological position relative to the subject property. According to the EDR report and Georgia Environmental Protection Division (GA EPD) online system (GEOS), this facility was recorded for a LUST (Facility ID: 09025044) event on August 19, 2002, associated with a tank closure, and acquired a no further action required (NFAR) status on November 4, 2023. ECS reviewed files obtained by GA EPD, including a closure report NFAR memorandum detailing the following:

- The fueling facility is currently inactive; with one 8,000-gallon diesel tank and one 2,000-gallon gasoline tank reportedly removed in July 2002. No tanks are currently in use at the facility.
- Five samples were collected during the UST closure event; including four samples collected at 12 feet below ground surface (ft bgs) in the tank basin and one stockpile soil sample. Samples were submitted to the laboratory for analysis of benzene, toluene, ethylbenzene, and xylenes (BTEX), polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbon (TPH) diesel range organics (DRO) and gasoline range organics (GRO). Laboratory results did not identify constituents above respective laboratory detection limits; excluding TPH-DRO at 13.2 mg/kg in the stockpile sample.
- No groundwater was encountered during the assessment.

Based on detected TPH-DRO in soil and proximity, this database listing was considered to be a finding for this assessment.

ECS has reviewed the remaining listings reported by EDR on the State LUST database. These other off-site listings are reported more than 800 feet from the subject property. Based on the distance from the subject property, the remaining off-site listings were not considered findings in this assessment.

#### **4.2.3 Registered Underground Storage Tank (UST) List**

The Registered UST List inventories underground storage tanks registered with the state. This list does not identify USTs that have not been registered or are exempt, such as home heating oil tanks and other unregulated tanks.

The subject property did not appear on the State UST database.

The database report identified two UST facilities within the ASTM-designated search radius (adjoining properties). The database report identified two off-site UST facilities within 0.25 miles of the subject property. The following two facilities are discussed further below:

**A-1 Moving Systems, 1610 Staley Avenue.** This listing is located adjoining south of the subject property. This property is situated in a presumed up-gradient hydrogeological position relative to the subject property. According to the EDR report and files obtained from GA EPD, this facility was identified as containing one 8,000-gallon diesel UST and one 2,000-gallon gasoline UST installed in 1991 and removed in 2002. For further information in regards to this facility and the removal of these USTs reference [LUST section 4.2.2](#).

**Byrd Heating & Air Conditioning, 1606 Staley Avenue.** This listing is located adjoining south of the subject property. This property is situated in a presumed up to cross-gradient hydrogeological position relative to the subject property. According to the EDR report and files obtained from GA EPD, this facility was identified as formerly containing three 3,000-gallon gasoline USTs that were reportedly removed in 1994. During tank closure activities, soil samples were collected and submitted for laboratory for analysis of BTEX, low hydrocarbons (5030), high hydrocarbons (3550), and TPH DRO. Analytical results detected high hydrocarbons at a concentration of 16 milligrams per kilogram (mg/kg) in sample A-1 and at 43.2 mg/kg in sample A-2. In addition, TPH in initial sample S-1 at 110 parts per billion (ppb). The remaining constituents were not detected above laboratory method detection limits. Based on detected TPH and high hydrocarbons in soil and facility proximity, this database listing was considered to be a finding for this assessment.

ECS has reviewed the remaining off-site listings reported by EDR on the UST database. These other off-site listings are reported more than 800 feet from the subject property. Based on the distance from the subject property, the remaining off-site listings were not considered findings in this assessment.

#### 4.2.4 Aboveground Storage Tank (AST) Database

The AST database is a list of facilities that have registered ASTs with the state regulator.

The subject property did not appear on the State AST database.

The database report did not identify AST facilities within the ASTM-designated search radius (adjoining properties). The database report identified one off-site AST facility within 0.25 miles of the subject property.

ECS has reviewed the property listed by EDR on the AST database. The off-site listing is reported more than 800 feet from the subject property. Based on the distance from the subject property, the off-site listing was not considered a finding in this assessment.

#### 4.3 Additional Environmental Record Sources

##### 4.3.1 Additional Non-ASTM Federal Databases

###### 4.3.1.1 Formerly Used Defense Sites (FUDS)

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers (USACE) is actively working or will take necessary cleanup actions.

The subject property did not appear on the Federal FUDS database.

The database report identified one listing on the Federal FUDS database within the search radius utilized for this database. ECS has reviewed the listing reported by EDR on the Federal FUDS database.

The off-site listing is reported more than 3,200 feet from the subject property. Based on the distance from the subject property, the off-site listing was not considered a finding in this assessment.

#### 4.3.1.2 Other Federal Database

##### Department of Defense (DOD)

This data consists of federally owned or administered land, administered by the Department of Defense, that have an area equal to or greater than 640 acres of the United States, Puerto Rico, and the US Virgin Islands.

The subject property did not appear on the DOD database.

The report lists one facility within the search radius used for the database.

The facility is located greater than 1,900 feet from the subject property. Based on the distance from the subject property, the off-site listing was not considered a finding in this assessment.

#### 4.3.1.3 Federal UST Finder Release

This database is maintained by the EPA, compiled from individual state reports of releases from USTs. In most cases, sites listed on the Federal UST Finder Release database are duplicates of sites listed on the state leaking petroleum storage tank databases.

The subject property did not appear on the Federal UST Finder Release database.

The database report identified three facilities within the ASTM-designated search radius on the Federal UST Finder Release database. These sites are duplicates of sites listed in the corresponding state database. The listed sites are previously discussed in [LUST section 4.2.2](#) of this report.

#### 4.3.1.4 Federal UST Finder

This database is maintained by the EPA, compiled from individual state UST directories. In most cases, sites listed on the Federal UST Finder database are duplicates of sites listed on the state UST databases.

The subject property did not appear on the Federal UST Finder database.

The database report identified two UST facilities within the ASTM-designated search radius (adjoining properties) on the Federal UST Finder database. In addition, the database report identified two offsite UST facilities within 0.25 miles of the subject property. The listed sites are discussed further in [UST section 4.2.3](#) of this report.

#### 4.3.2 Additional Non-ASTM State Databases

##### 4.3.2.1 Other State Database

##### Georgia Non-Hazardous Site Inventory (GA Non-HSI)

This GA Non-HSI database is compiled by a private consultant and is an inventory of properties that have been reported to the GA EPD as sites with contamination that does not appear to be a risk to human health or the environment. These properties have been deemed by the EPD as not requiring remediation based on the information reported and site score determined by the EPD. The



risk-based score is based on the current conditions and analytical data of a release provided to the EPD. The EPD determination allows impacted soil or groundwater to remain at the reported property. If site conditions or land use changes, the EPD should be notified and, based on a revised risk-based scoring, corrective actions may be warranted in the future.

The subject property did not appear on the GA Non-HSI database.

The report lists one facility within the search radius used for the database. The facility is located greater than 3,700 feet from the subject property. Based on the distance from the subject property, the off-site listing was not considered a finding in this assessment.

#### 4.3.3 Other Proprietary Databases

##### 4.3.3.1 EDR Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

The subject property did not appear on the EDR Historical Auto Stations database.

The database report identified one listing on the EDR Historical Auto Stations database within the search radius utilized for this database. ECS has reviewed the listing reported by EDR on the EDR Historical Auto Stations database. The off-site listing is reported more than 800 feet from the subject property. Based on the distance from the subject property, the off-site listing was not considered a finding in this assessment.

#### 4.3.4 Unmapped (Orphan) Facilities and Sites

Unmapped (orphan) properties are those that cannot be geocoded because location information in a regulatory database is not a conventional address or the database has insufficient location information. The EDR database report identified two properties on the Orphan Summary List. Based on reasonably ascertainable location information, the listed orphan sites are likely too distant to indicate a likely presence of hazardous substances and/or petroleum products in, on, or at the subject property due to a release. Therefore, the listed orphan sites were not considered as findings for this assessment.

#### 4.4 Regulatory Review Summary

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property.

**Subject Property:** The subject property was not listed in ASTM standard environmental databases.

**Offsite Listings:** Offsite listings in the EDR database report that are identified as findings are listed below.

**A-1 Moving Systems, 1610 Staley Avenue.** This listing is located adjoining south of the subject property. This property is situated in a presumed up-gradient hydrogeological position relative to the subject property. This facility was recorded for a LUST (Facility ID: 09025044) event on August 19, 2002, associated with a tank closure, and acquired a NFAR status on November 4, 2023. Based on detected TPH-DRO in soil and proximity, this database listing was considered to be a finding for this assessment.

**Byrd Heating & Air Conditioning, 1606 Staley Avenue.** This listing is located adjoining south of the subject property. This property is situated in a presumed up to cross-gradient hydrogeological position relative to the subject property. According to the EDR report and files obtained from GA EPD, this facility was identified as formerly containing three 3,000-gallon gasoline USTs that were reportedly removed in 1994. Based on detected TPH and high hydrocarbons in soil and proximity, this database listing was considered to be a finding for this assessment.

Other off-site listings of standard environmental database records reviewed were too distant relative to the subject property to indicate a likely presence of hazardous substances and/or petroleum products in, on, or at the subject property due to a release; therefore, are not identified as findings. Identified findings are discussed further in Section 9.1.

## 5.0 HISTORICAL USE INFORMATION

### Historical Source Availability

Years	Aerial Photos	Fire Insurance Maps	USGS Topographic Maps	City Directories	Other Source	Comment
Pre-1940			1918	1923, 1928, 1932, 1938		
1940-1944			1942	1942		
1945-1949						
1950-1954	1951			1951		
1955-1959			1955	1957		
1960-1964	1961			1961		
1965-1969	1968			1965		
1970-1974	1971		1971	1970		
1975-1979			1978/1980	1975		
1980-1984	1981			1980		
1985-1989	1988			1985		
1990-1994				1990, 1992		
1995-1999	1995			1995, 1997		
2000-2004	2000			2000		
2005-2009	2007			2005		
2010-2014	2010		2014	2010, 2014		
2015-2019	2015, 2019		2017	2017, 2020		
2020-2024	2023, 2024		2020	2022		Google Earth Aerial Imagery
2025	2025					Google Earth Aerial Imagery

Copies of historical reports provided by EDR are included in [Appendix IV](#).

### 5.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage that may indicate potential environmental conditions. The aerial photographs were obtained from EDR. Aerial photographs dated prior to 1951 were not reasonably ascertainable for review. The ECS review is dependent on the quality and scale of the photographs.

The following is a description of relevant information from the aerial photographs:

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1951	Presumed grass lot with a structure on the northern property boundary	North - Grass lot and Harvest Avenue East, South, and West - Wooded and agricultural land with presumed residential/ agricultural facilities	No
1961	Distorted Imagery	Distorted Imagery	No
1968	Presumed man-made retention pond feature	North - Grass lot and Harvest Avenue East - Grass lot South - Cleared land and a presumed commercial/light industrial facility West - Presumed residential properties	No
1971	Presumed man-made retention pond feature	North - Grass lot and Harvest Avenue East - Presumed man-made pond feature South - Cleared land and a presumed commercial/light industrial facility West - Presumed residential properties	No

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1981	Presumed man-made retention pond feature	North - Residential Properties and Harvest Avenue East - Presumed man-made pond feature South - Cleared land and a presumed commercial/light industrial facility West - Presumed residential properties	No
1988 and 1995	Grass lot with wooded property boundary	North - Residential Properties and Harvest Avenue East - Wooded land followed by residential properties South - A logistics facility (discussed further in <a href="#">LUST section 4.2.2</a> ) and two commercial office buildings (one of which is discussed further in <a href="#">UST section 4.2.3</a> ) West - Wooded land followed by a church and residential properties	No
2000	Grass lot with wooded property boundary with two presumed storage buildings or vehicles on the northern and central sections of the subject property	North - Residential Properties and Harvest Avenue East - Wooded land followed by residential properties South - A logistics facility (discussed further in <a href="#">LUST section 4.2.2</a> ) and two commercial office buildings (one of which is discussed further in <a href="#">UST section 4.2.3</a> ) West - Wooded land followed by a church and residential properties	No

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
2007	Grass lot with wooded property boundary	North - Residential Properties and Harvest Avenue East - Wooded land followed by residential properties South - A logistics facility (discussed further in <a href="#">LUST section 4.2.2</a> ) and two commercial office buildings (one of which is discussed further in <a href="#">UST section 4.2.3</a> ) West - Wooded land followed by a church and residential properties	No
2010	Grass lot with wooded property boundary with a presumed park area on the south/southwestern section of the subject property	North - Residential Properties and Harvest Avenue East - Wooded land followed by residential properties South - A logistics facility (discussed further in <a href="#">LUST section 4.2.2</a> ) and two commercial office buildings (one of which is discussed further in <a href="#">UST section 4.2.3</a> ) West - Wooded land followed by a church and residential properties	No
2015	Grass lot with wooded property boundary with a disturbed area on the southern and central sections of the subject property	North - Residential Properties and Harvest Avenue East - Wooded land followed by residential properties South - A logistics facility (discussed further in <a href="#">LUST section 4.2.2</a> ) and two commercial office buildings (one of which is discussed further in <a href="#">UST section 4.2.3</a> ) West - Wooded land followed by a church and residential properties	No

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
2019, 2023, 2024, and 2025	Grass lot with wooded property boundary with a presumed lean-to structure on the southwestern section of the subject property and a man-made pond feature on the eastern section of the subject property	North - Residential Properties and Harvest Avenue East - Wooded land followed by residential properties South - A logistics facility (discussed further in <a href="#">LUST section 4.2.2</a> ) and two commercial office buildings (one of which is discussed further in <a href="#">UST section 4.2.3</a> ) West - Wooded land followed by a church and residential properties	No

## 5.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS utilized EDR to search for historical Sanborn<sup>TM</sup> Fire Insurance Maps (Sanborns) for the subject property and surrounding area. Sanborn maps were not available for this area. The absence of such maps generally indicates that the subject property is located in an area where Sanborn maps were not produced because the area was rural or it was not economically feasible. ECS does not expect the lack of Sanborn maps to impact our ability to render a professional opinion concerning the subject property given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories, and other historical records.

## 5.3 Historical USGS Topographic Maps

Topographic maps are produced by the USGS for various time periods. ECS reviewed topographic maps of the subject property and immediately surrounding properties for evidence of former usage that may indicate potential environmental conditions. The topographic maps were obtained from EDR. USGS topographic maps covering years produced in or after 2009 do not include a structural layer and, therefore, do not depict structures other than roadways and certain landmarks. Topographic maps dated prior to 1918 were not reasonably ascertainable for review.

The following is a description of relevant information from the topographic maps:

Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1918 and 1942	Presumed agricultural land. Topography appears relatively flat with a slight slope to the east.	North and East - Presumed agricultural land South - Staley Avenue followed by a presumed residential structure and wooded land West - Presumed agricultural land followed by an unimproved roadway	No
1955	No features depicted. Topography appears relatively flat with a slight ridge on the southern section of the property with a general slope to the east.	North - Unimproved roadways East - Presumed residential properties and an unimproved roadway South - Presumed residential properties with a church West - Unimproved roadway followed by a church, residential property, and wooded land	No
1971	The property is shaded purple and presumed to be associated with proposed excavation activities into a retention pond. Topography appears relatively flat with a slight ridge on the southern section of the property with a general slope to the east.	North - Unimproved roadways East - Area shaded purple presumed to be associated with proposed excavation activities followed by presumed residential properties and an unimproved roadway South - Presumed residential properties with a church West - Unimproved roadway followed by a church, residential property, and wooded land	No



Year(s)	Subject Property	Adjoining and Relevant Nearby Properties	Finding? (yes or no)
1978/1980	Potential water features depicted on the property, presumed to be associated with man-made retention pond. No other features depicted. Topography appears relatively flat with a slight slope to the east.	North - Unimproved roadways East - Potential water features depicted on the property, presumed to be associated with man-made retention pond followed by an unimproved roadway South - A church West - Unimproved roadway followed by a church	No
2014, 2017, and 2020	Most structures other than certain landmarks are not depicted on the USGS topographic maps generated during and after 2009. No features depicted. Topography appears relatively flat with a slight slope to the east.	Private structure layer not depicted. North - Harvest Avenue and Vassar Street East - Heritage Street South - Staley Avenue West - Unimproved roadway	No

#### 5.4 City Directory Review

One of the ASTM standard historical sources to be reviewed for previous subject property uses is local street directories, commonly known as city directories. The purpose of the directory review is to identify past occupants of the subject property, adjoining properties, or nearby properties. In some rural areas, street directory information is limited.

ECS reviewed city directories obtained from EDR. The subject property address utilized for the research was 4712 Harvest Avenue. The directories reviewed prior to 1970 did not provide listings for the subject property or surrounding area. Directories dated prior to 1923 were not reasonably ascertainable for review.

The following is a description of relevant information from the city directories:

Year(s)	Subject Property	Adjoining Properties	Finding? (yes or no)
1970	No listings	Harvest Avenue - No listings Heritage Avenue/Street - Residential properties Staley Avenue - Macedonia Baptist Church (1604), Savannah Salvage & Supply Co., Bruce Terminix Co. (1606), St. John Baptist Church (1700), and residential properties	No
1975	No listings	Harvest Avenue - No listings Heritage Avenue/Street - No listings Staley Avenue - Macedonia Baptist Church (1604), Bruce Terminix Co. (1606), St. John Baptist Church (1700), and residential properties	No
1980	No listings	Harvest Avenue - Residential properties Heritage Avenue/Street - No listings Staley Avenue - Terminix International Inc./Sears Termite & Pest Control (1606), St. John Baptist Church (1700), and residential properties	No
1985	No listings	Harvest Avenue - No listings Heritage Avenue/Street - No listings Staley Avenue - Macedonia Baptist Church (1604), Sears Termite & Pest Control (1606), Benton Movers Limited (1610), St. John Baptist Church (1700), and residential properties	No

Year(s)	Subject Property	Adjoining Properties	Finding? (yes or no)
1990	No listings	Harvest Avenue - No listings Heritage Avenue/Street - No listings Staley Avenue - Macedonia Baptist Church (1604), Terminix International Inc. (1606), Allied Benton Movers Limited (1610), St. John Baptist Church (1700), and residential properties	No
1992	No listings	Harvest Avenue - Residential property Heritage Avenue/Street - No listings Staley Avenue - Macedonia Baptist Church (1604), Terminix International Inc. (1606), Allied Benton Movers Limited (1610), St. John Baptist Church (1700), and residential properties	No
1995	No listings	Harvest Avenue - Residential property Heritage Avenue/Street - Residential properties Staley Avenue - Macedonia Baptist Church (1604), Byrd Heating & Air Conditioning (1606 - discussed further in <a href="#">LUST section 4.2.2</a> ), A 1 Moving System Incorporated (1610 - discussed further in <a href="#">UST section 4.2.3</a> ), St. John Baptist Church (1700), and residential properties	No

Year(s)	Subject Property	Adjoining Properties	Finding? (yes or no)
1997	No listings	Harvest Avenue - No listings Heritage Avenue/Street - Residential properties Staley Avenue - Byrd Heating & Air Conditioning (1608 - discussed further in <a href="#">LUST section 4.2.2</a> ), A 1 Moving System Incorporated (1610 - discussed further in <a href="#">UST section 4.2.3</a> ), St. John Baptist Church (1700), and residential properties	No
2000	No listings	Harvest Avenue - Residential properties Heritage Avenue/Street - Residential properties Staley Avenue - Macedonia Baptist Church (1604), Byrd Heating & Air Conditioning (1606 - discussed further in <a href="#">LUST section 4.2.2</a> ), Allied Van Lines Agents, A 1 Moving System Incorporated, A 1 Record Management Systems (1610 - discussed further in <a href="#">UST section 4.2.3</a> ), St. John Baptist Church (1700), and residential properties	No
2005	No listings	Harvest Avenue - Residential properties Heritage Avenue/Street - Residential properties Staley Avenue - Growing in Grace (1604), Juliana Group Inc. (1610), and residential properties	No

Year(s)	Subject Property	Adjoining Properties	Finding? (yes or no)
2010	Cheryl Mason	Harvest Avenue - Residential properties Heritage Avenue/Street - Residential properties Staley Avenue - Growing in Grace (1604), Star Contracting, Southern Water & Beverage (1606), Juliana Group Inc. (1610), St. John Baptist Church (1700), and residential properties	No
2014	Juinita Rivers	Harvest Avenue - Residential properties Heritage Avenue/Street - Residential properties Staley Avenue - Growing in Grace (1604), Pristine & Southern Water (1606), St. John Baptist Church (1700), and residential properties	No
2017	Juinita Rivers	Harvest Avenue - Residential properties Heritage Avenue/Street - Residential properties Staley Avenue - Southern Water Beverage (1606), Juliana Group (1610), and residential properties	No

Year(s)	Subject Property	Adjoining Properties	Finding? (yes or no)
2022	Cherly McPherson, Cheryl Meachum, and Carolyn McPherson	Harvest Avenue - Residential properties Heritage Avenue/Street - Residential properties Staley Avenue - Growing Grace Ministry (1604), Star Contracting Inc., Southern Water Beverage, Tri-Star Heating Air & Plumbing (1606), Juliana Storage/Investment Group Inc., Coastal Films Studios LLC, Coastal Empire Montessori Charter School (1610), St. John Baptist Church (1700) and residential properties	No

### 5.5 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos, or other information kept by the local jurisdiction for property tax assessment purposes. According to the Chatham County tax assessor online information, the subject property is owned by 4712 Harvest, LLC. The subject property is listed as a 6.13-acre parcel with an identification number of 20642 01029.

### 5.6 Recorded Land Title Records

Recorded land title records may include leases, land contracts, and AULs recorded by the local jurisdiction. Land title records may provide only a list of the names of previous owners and may be of limited use; however, they may provide useful information about uses or occupancy of the property when employed in combination with other sources.

ECS was not provided with land title records.

### 5.7 Building Department Records

The term building department records means those records of the local government indicating permissions of the local government to construct, alter or demolish improvements on the subject property.

ECS contacted the Savannah Building Department to determine if they had historical information regarding construction dates, inspections, or other information regarding the subject property. A Freedom of Information Act request was submitted to the Savannah Building Department on August 6, 2025. A copy of information obtained as a result of that request is included here in [Appendix II](#). The following building department records of note were reviewed:

- Two separate citizen complaints from 2021 and 2023 regarding the subject property's overgrowth and an unpermitted structure being constructed.

Based on the nature of these listings (vegetation and construction of a lean-to structure), it is ECS's opinion that these complaints are unlikely to result in a REC at the subject property, and therefore, is not considered to represent a finding for this assessment.

## 5.8 Zoning/Land Use Records

The term zoning/land use records refers to records of the local government indicating the uses permitted by the government in particular zones within its jurisdictions.

ECS reviewed zoning/land use records obtained from the Chatham County online GIS map. The subject property is currently zoned for Residential Single Family (RSF-6) use.

## 5.9 Previous Reports

ECS was not provided with environmental or engineering assessment reports for the subject property completed by others, nor has ECS completed similar studies or prior assessments of the subject property.

## 5.10 Other Historical Sources

Other credible historical sources may be reviewed to identify past uses of the subject property. These sources may include websites, county or state road maps, historical society documents, or local library information. Copies of documents provided in response to these inquiries are included in [Appendix II](#).

### 5.10.1 State Environmental Agency

ECS representative Mr. Gabriel Almonte contacted the Georgia Environmental Protection Division (GA EPD) to determine if they had historical information regarding the subject property. A Freedom of Information Act request was submitted to the GA EPD on August 6, 2025. ECS received a response from the GA EPD District Offices on August 6, 2025 and the Air and Watershed Protection Branch on August 7, 2025 stating no potentially responsive records were found associated with the subject property. Copies of information received from GA EPD are included in [Appendix II](#).

### 5.10.2 Local Fire Department

ECS representative Mr. Gabriel Almonte contacted the Savannah Fire Department to determine if they had historical information regarding the subject property. A Freedom of Information Act request was submitted to the Savannah Fire Department on August 6, 2025. ECS received a response from

Ms. Patricia Sifford from the Savannah Fire Department on August 6, 2025 stating no potentially responsive records were found associated with the subject property. Copies of information received from the Savannah Fire Department are included in [Appendix II](#).

### 5.10.3 Local Health Department

ECS representative Mr. Gabriel Almonte contacted the Chatham County Environmental Health Department to determine if they had historical information regarding the subject property. A Freedom of Information Act request was submitted to the Chatham County Environmental Health Department on August 6, 2025. A response was not yet received at the time of the report completion. If a response is received that changes the conclusions or recommendations of this report, ECS will forward the information to the Client.

### 5.11 Historical Use Summary

According to historical research, the subject property was agricultural land from at least 1918 through 1942. By 1951, a structure was noted on the northern property boundary and the subject property appeared primarily grass land. From at least 1968 through 1981, the property appeared to be a man-made retention pond. By at least 1988, the lot was filled in and became primarily grass land with wooded property boundary, consistent with the present. A park feature was noted on the south/southwestern section of the property in 2010. By 2019, a small man-made pond feature was present on the eastern section of the subject property and a presumed lean-to storage structure was observed in the southwestern section of the subject property.

The subject property was historically used as agricultural land. Such use of the subject property may have included the storage and use of beneficial agricultural products such as fungicides, herbicides, and/or fertilizers. The legal use (i.e., in accordance with the manufacturers' specifications and customary practices) of such substances, in the course of standard operational practices does not constitute a "release to the environment." Further, reasonably ascertainable information was not observed during the course of our assessment, including historical records review, or field reconnaissance observations regarding past site history, that a past release of such substances had occurred. Therefore, the property's historical agricultural use was not considered as a finding for this assessment.

Historical aerial photographs depict apparent structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored in USTs. ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a finding, if encountered during site development, USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.

The surrounding area developed gradually from primarily rural area to a primarily residential area. Commercial properties began to develop to the south by the late 1960s, with the current facility buildings present by the 1980s. Byrd Heating & Air Conditioning operated to the south from at least 1995 through 2000, and is discussed further in [LUST section 4.2.2](#). A 1 Moving System Incorporated (to the south from at least 1995 through 2000, and is discussed further in [UST section](#)



[4.2.3](#). Residential properties began to develop to the west by the late 1960s, to the north by the 1980s, and to the east by the late 1980s. A church was present to the west of the subject property as early as the 1950s and is still present today.

Based on a review of the reasonably ascertainable historical sources described in this report, ECS did not identify historical features, activities, uses, and/or conditions that are considered findings for this assessment.

## 6.0 SITE AND AREA RECONNAISSANCE

### 6.1 Methodology

Mr. Gabriel Almonte of ECS conducted the field reconnaissance on August 7, 2025. ECS was unaccompanied during the site reconnaissance. The weather at the time of the reconnaissance was 75 degrees Fahrenheit and cloudy. Observations were made from a walking reconnaissance around the perimeter, around the storage structure, through the storage structure, and along several transects across the subject property. Access or visibility limitations, if any, are discussed in [Section 1.6](#). A site map is included in [Appendix I](#). Subject property photographs are included in [Appendix V](#).

### 6.2 On-Site Features

#### 6.2.1 Observed Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The surface grade of the subject property generally slopes toward the northeast.

#### 6.2.2 Past Site Uses

During the site reconnaissance, ECS observed the subject property for evidence of past occupancy or usage that could indicate the presence of environmental concerns. Based on current site conditions observed during the site reconnaissance, ECS did not identify evidence of past uses or occupancy that would indicate the presence of a REC for the subject property.

#### 6.2.3 Current Uses

The subject property is approximately 6.13 acres in size and consists of undeveloped, wooded and naturally vegetated land with an overgrown retention pond on the eastern section of the subject property. Evidence of a lean-to storage structure associated with the subject property was noted on the southwest portion of the subject property. Water and sewer services are available in the vicinity of the subject property through the City of Savannah. Electricity is available in the vicinity of the subject property through Georgia Power.

A road affords access to the subject property on the northern border from Harvest Avenue.

The table below lists pertinent features of interest that were assessed for the subject property. Relevant information regarding pertinent features is discussed further in this section.

Feature	Yes	No
Hazardous Substances and Petroleum Products in Connection with Identified Uses	✓	
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses		✓
Drums, Totes, and Intermediate Bulk Containers		✓

Feature	Yes	No
Unidentified Substance Containers		✓
Underground or Aboveground Storage Tanks		✓
Strong, Pungent or Noxious Odors		✓
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products		✓
Known or Suspect PCB-containing Equipment		✓
Stains or Corrosion to Floors, Walls or Ceilings		✓
Stained Soil or Pavement		✓
Floor Drains and Sump Pumps		✓
Pits, Ponds or Lagoons	✓	
Stressed Vegetation		✓
Solid Waste Mounds or Non-natural Fill Materials		✓
Water/Wastewater Discharge		✓
Groundwater Wells		✓
Septic Systems or Cesspools		✓
Hydraulic Equipment (Elevators, Lifts, Compactors, Etc.)		✓
Dry Cleaning		✓
Specialized Industrial Equipment		✓
Onsite Electrical Generators		✓
Oil-water Separators		✓

### Hazardous Substances and Petroleum Products in Connection with Identified Uses

Several 1-gallon and 5-gallon containers are located inside the storage structure. The containers appear to contain paint, pesticide, and gasoline. The observed containers were situated on concrete surfaces. Staining was not observed on the containers and the ground surfaces in the vicinity of the containers.

### Pits, Ponds or Lagoons

One overgrown retention pond was observed on the eastern portion of the subject property. Staining or sheens were not observed.

### 6.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the subject property boundary and public places. The subject property is located in a residential area of Savannah, Chatham County, Georgia.

Direction	Description	Relative Gradient	Finding? (yes or no)
North	Harvest Avenue and residential properties	Cross-gradient	No
East	Wooded land followed by residential properties	Down-gradient	No
South	Wooded land followed by a logistics facility and commercial office buildings	Up-gradient	No
West	St. John Baptist Church and residential properties	Up-gradient	No

Pertinent features, activities, uses, or conditions that may indicate a REC were not observed on adjoining or nearby properties during the site reconnaissance.

### 6.4 Site and Area Reconnaissance Summary

According to site observations and a review of adjoining and nearby properties, the subject property is used as undeveloped, wooded and naturally vegetated land with an overgrown retention pond. The subject property is located in a residential. Details pertaining to on-site and off-site observations are referenced previously. ECS did not observe evidence of findings associated with current features, activities, uses, and conditions during the reconnaissance.

## 7.0 ADDITIONAL SERVICES

ASTM guidelines identify non-scope considerations, which are beyond the scope of this practice. Non-scope findings have the potential to be business environmental risks. Some of these non-scope considerations include asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, and suspected microbial growth.

The following non-ASTM considerations were assessed in conjunction with this Phase I ESA:

### **Asbestos:**

No permitted structures are present on the subject property; therefore, asbestos-containing materials (ACM) are not likely to have been present on-site. However, a wood lean-to structure was identified during the site reconnaissance, and did not appear to contain asbestos containing material.

### **Lead Based Paint:**

No permitted structures are present on the subject property; therefore, lead-based paint finishes are not likely to have been present onsite. However, a wood lean-to structure was identified during the site reconnaissance, and did not appear to be painted.

### **Lead in Drinking Water**

No operational structures are present on the subject property; therefore, lead pipes and/or lead pipe fittings are not likely to have been present onsite.

ECS has reviewed the most recent available 2024 water quality report produced by the City of Savannah. According to that report, lead was identified at 3.9 ppb which is below the action level of 15 ppb.

Consequently, lead in drinking water is not considered to be a BER for the subject site. Additional site-specific testing would be required to ascertain actual lead in drinking water concentrations.

### **Visual Mold Inspection**

No occupied structures are present on the subject property; therefore, fungal growth/mold was not observed during our assessment

### **FEMA Flood Map**

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel 13051C0142G, dated August 16, 2018, the subject property is located in Flood Hazard Zone X, which is minimal to moderate flood hazard. A copy of the FEMA Flood Map is included in [Appendix VI](#).

### **Radon**

Radon is a naturally occurring gaseous substance resulting from the radioactive decay of uranium to radium and then to radon. Uranium is a common element found in many geologic formations and substrates, particularly igneous and metamorphic rocks. Radon has a half-life of only 3.8 days and decays to its daughter elements which represent the health hazard commonly associated with radon.

The EPA has established a list that identifies areas of the U.S. with the potential for elevated indoor radon levels. The EPA Map of Radon Zones assigns each county in the U.S. to one of three zones based on radon potential. The EPA Action level for radon is greater than 4 picoCuries per liter (pCi/L). According to information provided on the EPA Map of Radon Zones, Chatham County is located in Zone 3, which is predicted to have average indoor radon concentrations of less than 2.0 pCi/L. The predicted average radon concentration does not exceed the EPA screening level of 4.0 pCi/L.

Site-specific testing would be needed to assess indoor radon concentrations. No radon testing was conducted during this assessment.

### Wetlands and Streams

ECS conducted a review of the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Online Map, the USGS Topographic Map Garden City, Georgia 2020 and the Soil Survey of Chatham County to obtain information regarding the subject property.

- The U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Online Map indicates that surface waters or wetlands are noted on the subject property.
- The USGS Topographic Map indicates that no surface waters, streams, swamps or ponds are noted on the subject property.
- The USDA Soil Survey of Chatham County indicates that the subject property consisted of borrow pits (BP) and Ogeechee Urban land complex (Okc) soil on the subject property. The BP soil is not considered hydric, however; Okc soil is considered 60% hydric.

The subject property consists of primarily undeveloped vegetated land with a small pond feature. During our reconnaissance, we observed the subject property for evidence of wetlands, streams, open water/ponds, and swamps. During our site visit, ECS observed a presumed man-made pond feature.

### Threatened and Endangered Species

*U.S. Fish and Wildlife Service (USFWS):*

ECS conducted a review of the USFWS Information for Planning and Consultation (IPaC) database to evaluate the documented occurrences or potential habitat for federally listed species within the project boundaries. According to the IPaC database, seven species are listed as having the potential to occur at the project site:

- Proposed Endangered Tricolored Bat (*Perimyotis subflavus*)
- Federally Threatened Eastern Black Rail (*Laterallus jamaicensis ssp. jamaicensis*)
- Federally Threatened Red-cockaded Woodpecker (*Dryobates borealis*)
- Federally Threatened Wood Stork (*Mycteria americana*)
- Federally Threatened Eastern Indigo Snake (*Drymarchon couperi*)

- Proposed Federally-threatened Monarch Butterfly (*Danaus plexippus*)
- Federally Endangered Pondberry (*Lindera melissifolia*)

Based on the developed nature of the adjoining properties and lack of reports indicating a potential for suitable habitat to be located on-site, ECS does not recommend the submission of a project-specific review to the U.S. Fish and Wildlife Service.

## 8.0 INTERVIEWS

Ms. Megan Pittman, EIT received a response by email from Ms. Paula Coutinho on behalf of the client on August 11, 2025. She informed ECS that the owner has limited knowledge related to the subject property and associated activities. She stated that the owner knows the property was used for a farm about 20-25 years ago. The owner also informed Ms. Coutinho that the previous owner purchased the property in the same state it is today; however, had plans to develop a public park.

Ms. Coutinho indicated that the owner is not aware of 1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property; 2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the subject property; or 3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Copies of interview documentation are included in [Appendix II](#).

ECS interviewed local government officials and agencies via written Freedom of Information Act requests. The information gained from such sources is included in [Section 5.10](#).



## 9.0 FINDINGS AND CONCLUSIONS

### 9.1 Findings and Opinions

ECS identified the following **features, activities, uses, and/or conditions** during this assessment that warranted evaluation regarding the potential presence or likely presence of hazardous substances or petroleum products in, on, or at the subject property: (1) due to a release to the environment; (2) likely release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Where applicable, findings were evaluated using reasonably ascertainable information collected. Discussions below include opinions of the findings and relevant information/rationale of the opinions:

**A-1 Moving Systems, 1610 Staley Avenue.** This listing is located adjoining south of the subject property. This property is situated in a presumed up-gradient hydrogeological position relative to the subject property. According to the EDR report and GEOS, this facility was recorded for a LUST (Facility ID: 09025044) event on August 19, 2002, associated with a tank closure, and acquired a NFAR status on November 4, 2023. ECS reviewed files obtained by GA EPD, including a closure report NFAR memorandum detailing the following:

- The fueling facility is currently inactive; with one 8,000-gallon diesel tank and one 2,000-gallon gasoline tank reportedly removed in July 2002. No tanks are currently in use at the facility.
- Five samples were collected during the UST closure event; including four samples collected at 12 ft bgs in the tank basin and one stockpile soil sample. Samples were submitted to the laboratory for analysis of BTEX, PAHs, TPH DRO and GRO. Laboratory results did not identify constituents above respective laboratory detection limits; excluding TPH-DRO at 13.2 mg/kg in the stockpile sample.
- No groundwater was encountered during the assessment.

Upon further review of GA EPD files, the former tank system was located approximately 390 feet southwest of the subject property. Based on lack of documented BTEX constituents, low level of detected TPH-DRO, and distance between the UST basin and the subject property, this database listing was considered to be a finding for this assessment.

**Byrd Heating & Air Conditioning, 1606 Staley Avenue.** This listing is located adjoining south of the subject property. This property is situated in a presumed up to cross-gradient hydrogeological position relative to the subject property. According to the EDR report and files obtained from GA EPD, this facility was identified as formerly containing three 3,000-gallon gasoline USTs that were reportedly removed in 1994. During tank closure activities soil samples were collected and submitted for laboratory for analysis of BTEX, low hydrocarbons (5030), high hydrocarbons (3550), and TPH DRO. Analytical results detected high hydrocarbons at a concentration of 16 milligrams per kilogram (mg/kg) in sample A-1 and at 43.2 mg/kg in sample A-2. In addition, TPH in initial sample S-1 at 110 parts per billion (ppb - 0.00011 mg/kg). The remaining constituents were not detected above laboratory method detection limits.

Upon further review of GA EPD files, the former tank system was located approximately 310 feet southwest of the subject property. Based on lack of documented BTEX constituents, low level of detected hydrocarbons, and distance between the UST basin and the subject property, this database listing was considered to be a finding for this assessment.

## 9.2 Significant Data Gaps

ASTM E1527-21 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "significant data gap" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

## 9.3 De Minimis Conditions

ECS did not identify *de minimis* conditions associated with the subject property during this assessment.

## 9.4 Conclusions

ECS performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Harvest Avenue Site located at 4712 Harvest Avenue, in Savannah, Chatham County, Georgia. Exceptions to, or deletions from, this practice are described in Section 1.6 of this report.

As documented and qualified in this report, this assessment has revealed the following:

<b>Recognized Environmental Condition (REC)</b>	ECS did not identify evidence of RECs in connection with the subject property.
<b>Controlled Recognized Environmental Conditions (CREC)</b>	ECS did not identify evidence of CRECs in connection with the subject property.
<b>Historical Recognized Environmental Conditions (HREC)</b>	ECS did not identify evidence of HRECs in connection with the subject property.
<b>Significant Data Gaps</b>	ECS did not identify significant data gaps during the preparation of this Phase I ESA.
<b>Business Environmental Risk (BER)</b>	ECS did not identify evidence of BERs in connection with the subject property.

**9.5 Recommendations**

It is the opinion of ECS Southeast, LLC that additional environmental assessment of the subject property is not warranted to further assess the property's environmental condition.

## 10.0 REFERENCES

ASTM E1527-21. Standard Practice for Environmental Site Assessment, Phase I Environmental Site Assessment Process.

Savannah Building Department, FOIA Request, dated August 6, 2025.

Savannah Fire Department, FOIA Request, dated August 6, 2025.

Savannah Water Quality Report, accessed on August 19, 2025. <<https://savannahwaterquality.com/reports/2025/savannah-main>>

Chatham County Environmental Health Department, FOIA Request, dated August 6, 2025.

Chatham County GIS website, accessed on August 6, 2025.

Environmental Data Resources, Inc., The EDR Aerial Photo Decade Package (years 1951, 1961, 1968, 1971, 1981, 1988, 1995, 2000, 2007, 2010, 2015, 2019, and 2023), dated August 6, 2025.

Environmental Data Resources, Inc., The EDR Radius Map Report, dated August 6, 2025.

Environmental Data Resources, Inc., Certified Sanborn Map Report (no coverage), dated August 6, 2025.

Environmental Data Resources, Inc., EDR City Directory Image Report (years 1923, 1928, 1932, 1938, 1942, 1951, 1957, 1961, 1965, 1970, 1975, 1980, 1985, 1990, 1992, 1995, 1997, 2000, 2005, 2010, 2014, 2017, 2020, and 2022), dated August 6, 2025.

Environmental Data Resources, Inc., Historical Topo Map Report (years 1918, 1942, 1955, 1971, 1978/1980, 2014, 2017, and 2020), dated August 6, 2025.

EPA Radon Map of Georgia, accessed on August 19, 2025.

FEMA Flood Maps, accessed on August 19, 2025. <<https://www.fema.gov/flood-maps>>

Georgia Environmental Protection Division (GA EPD), FOIA Request, dated August 6, 2025.

Google Earth Aerial Imagery (years ), accessed on August 19, 2025.

Property Owner representative interview from Ms. Paula Coutinho on behalf of 4712 Harvest, LLC, dated August 11, 2025.

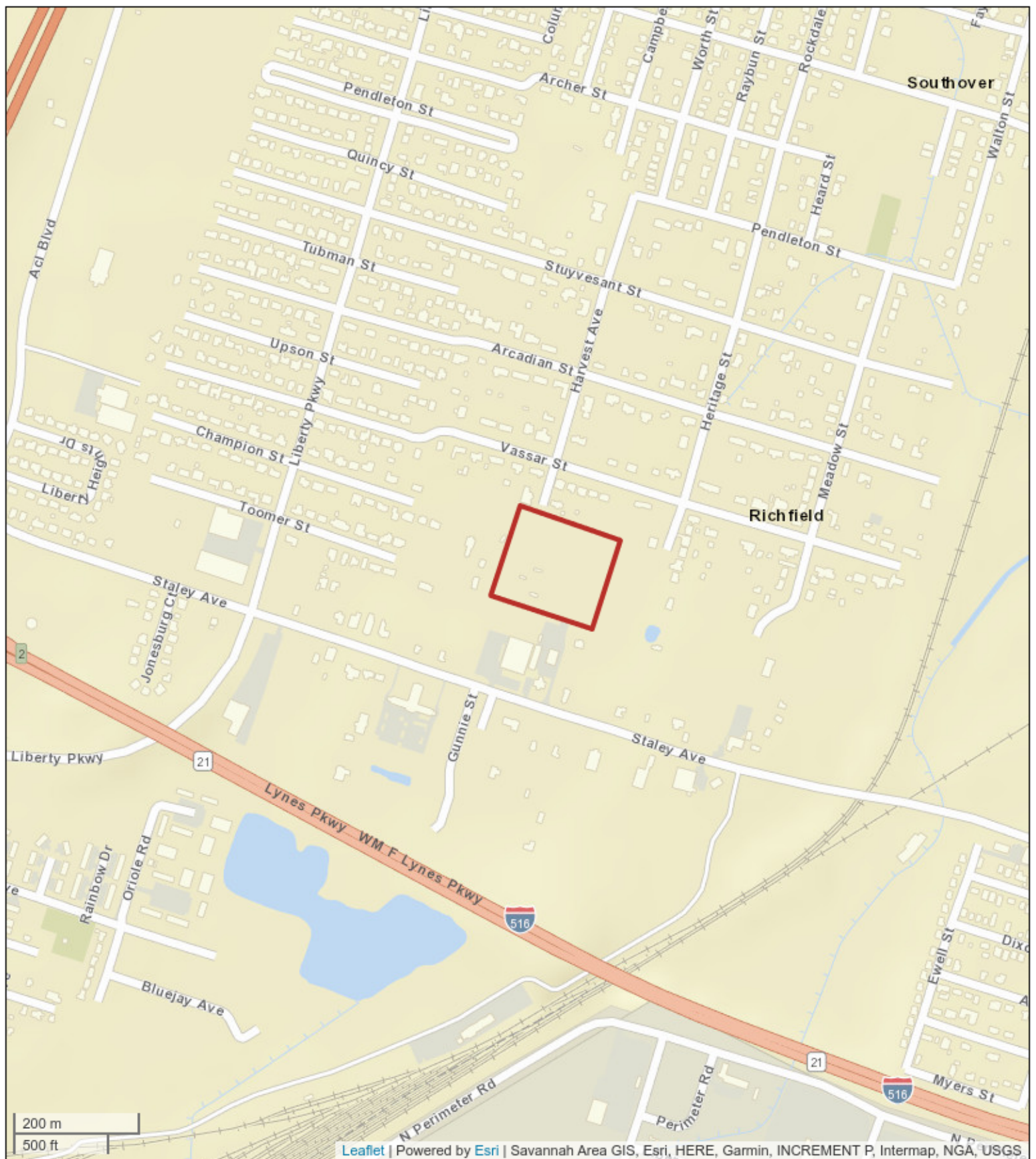
United States Department of Agriculture (USDA) Web Soil Survey. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>, accessed August 19, 2025.

U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Online Map. <https://www.fws.gov/program/national-wetlands-inventory>, accessed August 19, 2025.

USFWS Information for Planning and Consultation (IPaC), accessed on August 19, 2025.

User Questionnaire completed by Ms.Paula Coutinho with Homeinc LLC, dated August 5, 2025.

# **Appendix I: Figures**

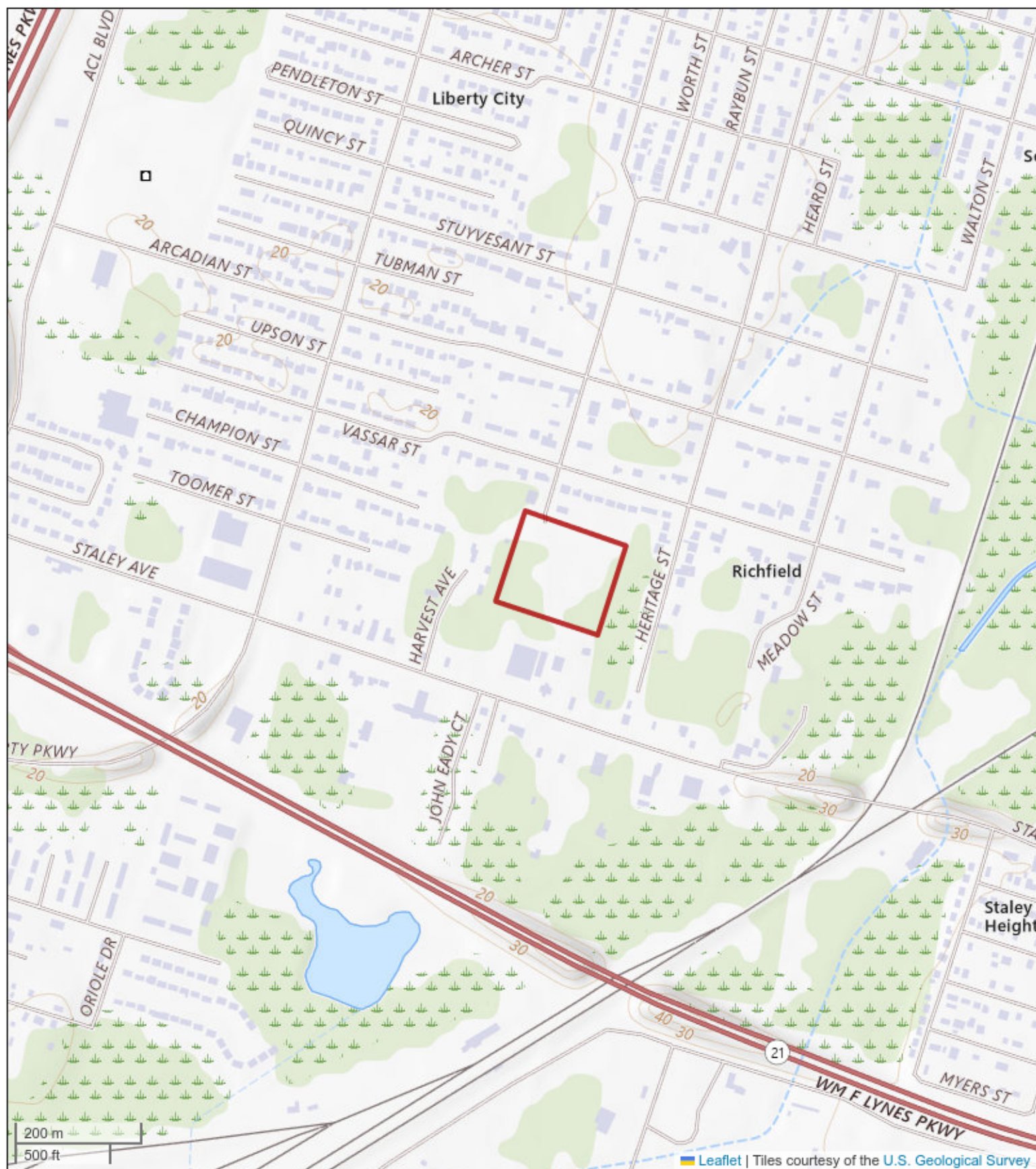


**Figure 1: Site Location Map**

Harvest Avenue Site  
4712 Harvest Avenue  
Savannah, Georgia 31405







**Figure 2: USGS Topographic Map**

Harvest Avenue Site  
4712 Harvest Avenue  
Savannah, Georgia 31405







**Figure 3: Site and Area Features Map**

Harvest Avenue Site  
4712 Harvest Avenue  
Savannah, Georgia 31405

